



November 4, 2023

INSURANCE PREMIUMS INCREASED**(Earthquake Premium Increased Significantly)**

As anticipated, the Association insurance premiums rose from the prior year.

The **fire / hazard** insurance premium went up about 10% and the deductible amount for water related incidents increased from \$10,000 to \$20,000. (Old premium was \$54,785 and new is \$60,268.)

Since the deductible for water related issues increased, Owners, please notify your insurance agent about the raised deductible amount and make sure you are properly and adequately covered. Please make sure to get it in writing. All renters are strongly advised to get renters' insurance as well. Leaks can be very expensive to deal with.

Regarding the **earthquake** insurance, unfortunately, with the same 5% deductible, the premium increased approximately 47%. (Old premium was \$65,350 and new is \$96,255.)

These increases have a direct impact on your monthly association fee. The Board is in the process of discussing and putting together a budget reflecting these premium hikes.

At this time, it appears that high insurance premiums are here to stay for a few years.

BOARD MEETING SCHEDULED VIA ZOOM

The next Board Meeting is scheduled for **November 8, 2023, at 6PM**, via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616

Passcode: 71139

You can also call by dialing:

+1 669 900 6833 (Hit *6 to unmute)

**CALL THE GAS COMPANY TO
CHECK ON FURNACE**

To beat the rush, you may want to call the Gas Co. to check your furnace. Usually, there is no charge. You can call 1-800-427-2200 and follow the menu or prompt. The Gas Co. will not clean, repair or maintain your furnace unit but they will inspect and, if needed, tell you the condition of your heating unit.

**TREE WORK PLANNED
(7632 & 7634)**

As part of the continual work to keep our trees healthy and safe, Action Tree will be working on the eucalyptus trees by Bldgs. 7632 & 7634. Weather permitting, the work is scheduled to start on 11/20/23 until 11/27/23 (except for Thanksgiving Day.) To minimize noise and dust, please keep your windows and doors closed while the crew is on site. Thank you.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: J. McKinley & B. McKinley.



CHECK PLUMBING SUPPLY LINES URGED

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

**COLLECTION FOR HOLIDAY GIFT
FORTHCOMING**

For the past many years, residents have graciously and generously expressed their gratitude to Jose Soto, the gardener, for his pride in taking care of the grounds. This year is no different. Sometime in the next couple of months, owners will be mailed a hard copy of the proxy to return. In that mailing, there will be a self-addressed-stamped envelope to return the proxy and, if you wish, you can also mail a check to Jose. Thank you for your consideration and support.

PLEASE OBSERVE 5 MPH SPEED LIMIT

For everyone's safety, when entering or exiting (and driving through) the Development, please observe the 5 MPH speed limit. Even though there are speed bumps strategically located, there are still some stretches of the parking lot that one can exceed the speed limit. Your cooperation is appreciated.

INSPECTION OF BALCONIES COMPLETED

Thank you for your patience and cooperation while Focused Group perform the inspection of the balconies and elevated walkways.

In a few weeks, the Association will receive the report and the Board will review and take necessary steps to deal with the findings.

GAS LINE REPLACEMENT CONSIDERED

A couple of months ago, the Board replaced all the gas lines at Bldg. 7640. The Board will continue to consider doing the same to other buildings.

**PARKING REMINDER -
REGISTRATION MUST BE CURRENT**

As a reminder, all vehicles at the complex must have current parking stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only "long-term" parking place is located where the old car wash area was. Violators are subject to be towed at vehicle owner's

expense.

**CHECK ASSOCIATION WEBSITE
WWW.EUCALYPTUSGROVE.ORG
FOR INFORMATION**

Please check the Association website for the following topics (listed in alphabetical order:)

Alteration / modification policy
Balconies / patios
Dehumidifiers
Furnace inspection
Governing documents
Hard floors
Insurance review recommended
Mailbox
Maintenance request
Minutes
Newsletters
No short-term rentals
Parking
Pets
Pressure regulators
Quiet hours
Remodeling
Sewer lines
Smoking prohibited
Trespassers

**UPDATING THE BYLAWS & CC&R'S
STILL IN THE WORKS**

The process of drafting the CC&R's is an on- going and lengthy process. The Board received the draft of the By-laws and CC&Rs back from the attorney and are reviewing them. When they meet the Board's approval, they will be sent to the owners for review.

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

**ALL EXTERIOR ALTERATIONS REQUIRE
BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-

10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to info@clineagency.com).

Speaking about insurance, the Association insurance has a \$10,000 deductible while water damage has a \$20,000 amount. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$36.9M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment"

coverage.

All renters are strongly encouraged to get renters insurance.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

BOARD MEETING SCHEDULED;

AGENDA ENCLOSED;

The next meeting is **November 8, 2023**, at 6PM, via Zoom. (See Previous Page for Zoom Link).

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the website.

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, Santa Barbara. Please call the day before the meeting to let us know that you're planning to come.

If you have renters, you are responsible for forwarding the newsletter to your tenants. Thank you.

Prepared by: BARTLEIN & COMPANY, INC.

(805) 569-1121 FAX (805) 682-4341

3944 State Street, Suite 200

Santa Barbara, CA 93105

Email : jamesn@bartlein.com

 Bartlein
& Company, Inc.